

\$455,000 - 11 Ian Way, Sylvan Lake

MLS® #A2205867

\$455,000

4 Bedroom, 2.00 Bathroom, 1,141 sqft

Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

LIVE BY THE LAKE! This nearly new 1,139 sq. ft. bi-level home in the desirable Iron Gate subdivision offers modern living just minutes from shopping, restaurants, and the lake.

Step inside to an open-concept kitchen, living, and dining area with soaring 9 ft. ceilings and stylish vinyl plank flooring. The kitchen is a chef's delight, featuring a granite center island, pantry, and stainless steel appliances—including a stove, fridge, dishwasher, and microwave. A garden door off the kitchen leads to a spacious 12x13 back deck, perfect for outdoor entertaining.

The primary bedroom is a private retreat with a large walk-in closet and a 4-piece ensuite. Two additional main-floor bedrooms share a full 4-piece bathroom. Cozy carpet flooring adds warmth to all bedrooms.

This deep lot offers plenty of space for a future double detached garage and includes a 2-car rear gravel parking pad. Paved alleys, front sod, and energy-efficient features like spray foam insulation add to the appeal. The basement is ready for development, with roughed-in underfloor heating and central vac. Need more space? Easily expand into a 5-bedroom home with a large living area, two extra bedrooms, and another full bath downstairs.

Don't miss this incredible



opportunityâ€”schedule your viewing today!

Built in 2022

Essential Information

MLS® #	A2205867
Price	\$455,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,141
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	11 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	54
Zoning	R5

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.